



Unit 7 Cribbs Causeway Centre The Laurels, Bristol, BS10 7TT

TO LET

Area: 12,566.00 sq ft (1,167.42 sq m) | Rent PA: £103,669.50

LOCATION

Excellent location fronting the A4018 a main arterial route into Bristol and in close proximity to J17 M5 and M4/M5 interchange.

KEY FEATURES

- Modern Warehouse/Industrial Premises
- Close Proximity to J17 M5
- Front A4018 Arterial Route into Bristol
- Prime High Profile Location
- 7m Eaves
- New FRI Lease from Landlord
- Large Loading and Car Parking
- Canopy Loading Area

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DESCRIPTION

The property comprises a modern mid terrace warehouse/distribution building of steel portal frame construction with a combination of brick and profile steel clad elevations beneath a pitched steel profile roof incorporating +10% natural roof lights. The warehouse accommodation has an eaves height of 7m and the floor has a loading capacity of 37.5kn/m2. Two storey office accommodation is provided along with WC and kitchenette. The unit has an electric roller shutter door.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	10,124.00	940.55
Offices	2,442.00	226.87
TOTAL	12,566.00 SQ FT	1,167.42 SQ M

TENURE:

A New FRI Lease

PLANNING:

Use Class B8. Other uses will require planning.

RENT PA: £103,669.50

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: To be reassessed by VOA. A budget RV of £65,500

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT